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BOSTON REDEVELOPMENT AUTHORITY City Hall / Room 900, 1 City Hall Square / Boston, Massachusetts 02201 / Telephone (617) 722-4300

April 11, 1974

BOARD OF APPEAL REFERRALS

1. Z-3059, Raymond Carye, 305 Congress Street, Boston
2. Z-3064, Concettina Pepitone, 45-47 Willow Street,
West Roxbury
3. Z-3065, Capitol Bank & Trust Co., 30 Hawkins Street and
1 Bulfinch Place, Boston
4. Z-3066, Catherine James, 36 Aspinwall Road, Dorchester
5. Z-3067, Cambridge Lee Metal Company, 500 Lincoln Street,
Brighton
6. Z-3068, ABC Day School, 319 Kittredge Street, Roslindale
7. Z-3071, David Banikarim, 427 Pond Street, Jamaica Plain
8. Z-3073, Thomas Hewitt, 1-3 Centre Street & 52-54 John
Eliot Square, Roxbury
9. Z-3078, Ida E. Baker and Harold Indursky, 510 Lincoln Street,
Brighton

MEMORANDUM

April 11, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 4/23/74

Petition No. Z-3059
Raymond A. Carye
305 Congress Street
Boston

Petitioner seeks a variance for a change of occupancy from wholesale tomato produce to a restaurant in a manufacturing (M-4) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 23-2. Off street parking is insufficient.	10	0

The property, located on Congress Street at Fort Point Channel, contains a one story frame structure. Proposed 320 seat restaurant would be consistent with the new character of the South Station area. Adequate off street parking will be provided across the street on property owned by the petitioner.
Recommend approval.

VOTED: That in connection with Petition No. Z-3059, brought by Raymond A. Carye, 305 Congress Street, Boston, for a variance for a change of occupancy from wholesale tomato produce to a restaurant in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval. Adequate off street parking will be provided across the street on property owned by the petitioner.

↓
denial.

Z-3059
305 CONGRESS ST.
(B.P.)



Board of Appeal Referrals 4/11/74

Hearing Date: 4/23/74

Petition No. Z-3064
Concettina Pepitone
45-47 Willow Street
West Roxbury

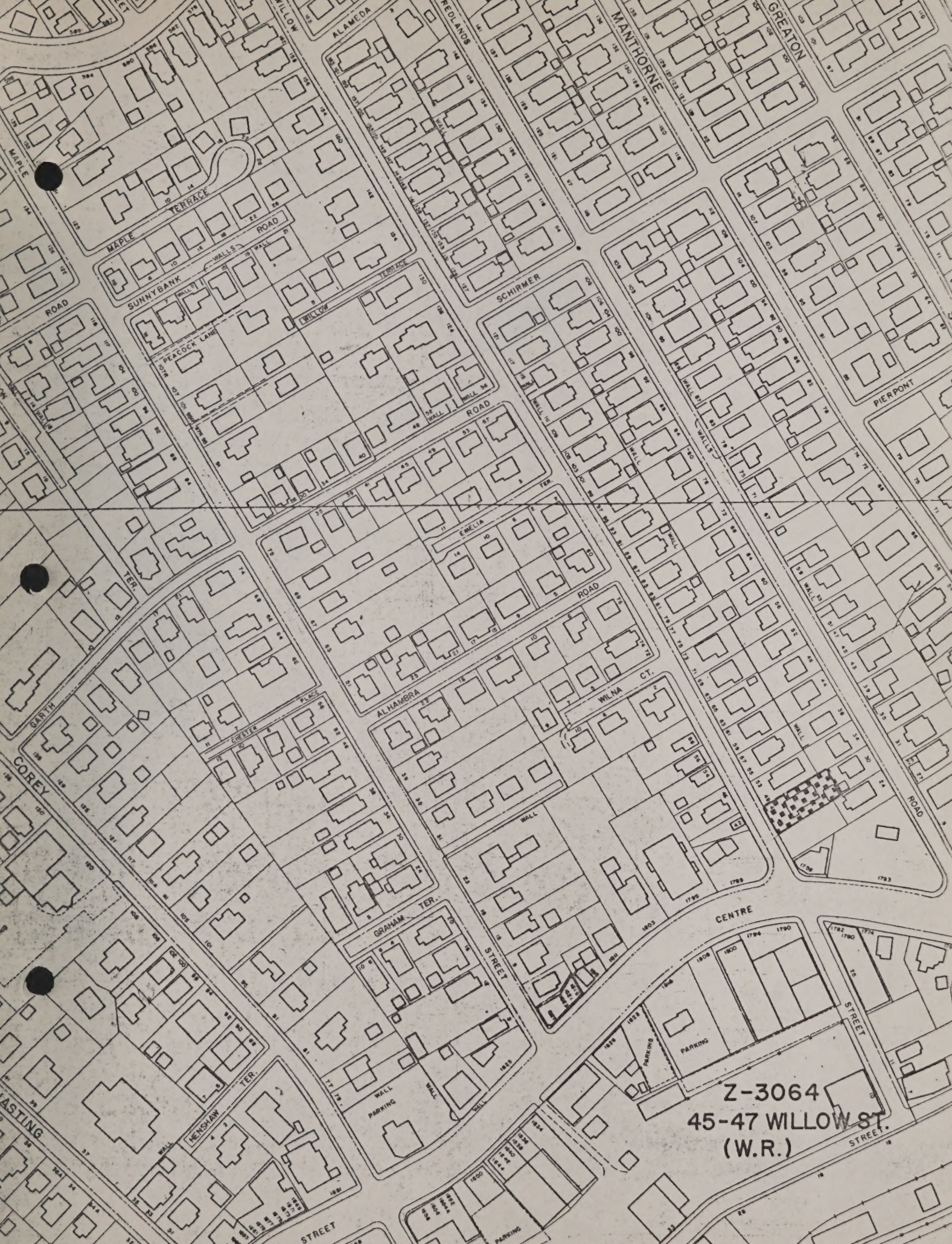
Petitioner seeks a forbidden use and a variance to legalize existing six apartment occupancy in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families is forbidden in an S-.5 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	4000 sf/du	85 sf/du

The property, located on Willow Street near the intersection of Centre Street, contains a 2½ story frame structure. Units are occupied primarily by elderly citizens. The use has existed for many years. Following conditions are recommended: that the occupancy be limited to five units; that the permit be granted in the name of and extend to the use of appellant only; that the permit expire upon sale, lease or other disposition of the building by the appellant. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-3064, brought by Concettina Pepitone, 45-47 Willow Street, West Roxbury, for a forbidden use and a variance to legalize existing six apartment occupancy in a single family (S-.5) district, the Boston Redevelopment Authority recommends ~~approval with the following provisos: that the occupancy be limited to five units; that the permit be granted in the name of and extend to the use of appellant only; that the permit expire upon sale, lease or other disposition of the building by the appellant.~~

↓
denial.



Z-3064
45-47 WILLOW ST.
(W.R.)

Board of Appeal Referrals 4/11/74

Hearing Date: 4/30/74

Petition No. Z-3065
Capitol Bank & Trust Company
30 Hawkins Street and
1 Bulfinch Place, Boston

Petitioner seeks a variance to erect a four face free standing sign (8 ft. high x 1 ft. wide) in a general business (B-8) district. The proposal violates the code as follows:

Section 11-2. A free standing sign is not allowed in a B-8 district.

The property, located on Bulfinch Place and Hawkins Street at the intersection of New Sudbury Street, contains a five story bank, office and retail store structure. Proposal would set an unwanted precedent; no free standing signs exist in the Government Center Urban Renewal area. The facility can be adequately identified through signage on the building itself. Recommend denial.

VOTED: That in connection with Petition No. Z-3065, brought by Capitol Bank and Trust Company, 30 Hawkins Street and 1 Bulfinch Place, in the Government Center Urban Renewal Area, for a variance to erect a free standing sign in a general business (B-8) district, the Boston Redevelopment Authority recommends denial. The proposal would set an unwanted precedent; no free standing signs exist in the Government Center Urban Renewal area. The facility can be adequately identified through signage on the building itself.

Z-3065
30 HAWKINS ST.
BULFINCH PL.
(B.P.)

END REDEVELOPMENT

CAMBRIDGE

Board of Appeal Referrals 4/11/74

Hearing Date: 4/30/74

Petition No. Z-3066
Catherine James
36 Aspinwall Road
Dorchester

Petitioner seeks a conditional use and two variances for a change of occupancy from a one-family dwelling to a one-family dwelling and lodging house in a residential (R-.8) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A lodging house is conditional in an R-.8 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	0
Section 23-1. Off street parking is insufficient.	5 spaces	0

The property, located on Aspinwall Road near the intersection of Whitfield Street, contains a 2½ story frame structure. The proposed lodging facility would provide accommodations for Boston State Hospital patients. Staff recommends the following conditions: that the conditional use and variances be granted in the name of the appellant and extend only to the use of the appellant and Boston State Hospital patients; that the permit expire upon sale, lease or other disposition of the whole or any part of the property by the appellant; that there be no additions to or alterations of the structure. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-3066, brought by Catherine James, 36 Aspinwall Road, Dorchester, for a conditional use and two variances for a change of occupancy from a one-family dwelling to a one-family dwelling and lodging house in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following conditions: that the conditional use and variances be granted in the name of the appellant and extend only to the use of the appellant and Boston State Hospital patients; that the permit expire upon sale, lease or other disposition of the whole or any part of the property by the appellant; that there be no additions to or alterations of the structure.



Z-3066
36 ASPINWALL RD.
(DOR.)

Board of Appeal Referrals 4/11/74

Hearing Date: 4/30/74

Petition No. Z-3067
Cambridge Lee Metal Company
500 Lincoln Street
Brighton

Petitioner seeks a forbidden use and a change in a non-conforming use for a change of occupancy from office and warehouse to office and furniture showroom in a residential (R-.8) district. The proposal violates the code as follows:

- Section 8-7. A furniture store is forbidden in an R-.8 district.
Section 9-2. A change in a non-conforming use requires a Board of Appeal hearing.

The property, located on Lincoln Street near the intersection of Royal Street, contains a two-story masonry structure. Proposed use would be inappropriate and tend to intensify existing heavy traffic conditions detrimental to a residential area. No off street parking is provided. Recommend denial.

VOTED: That in connection with Petition No. Z-3067, brought by Cambridge Lee Metal Company, 500 Lincoln Street, Brighton, for a forbidden use and a change in a non-conforming use for a change of occupancy from office and warehouse to office and furniture showroom in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed use would be inappropriate and tend to intensify existing heavy traffic conditions detrimental to a residential area. No off street parking is provided.



Z-3067
500 LINCOLN ST.
(BRI.)

Board of Appeal Referrals 4/11/74

Hearing Date: 4/30/74

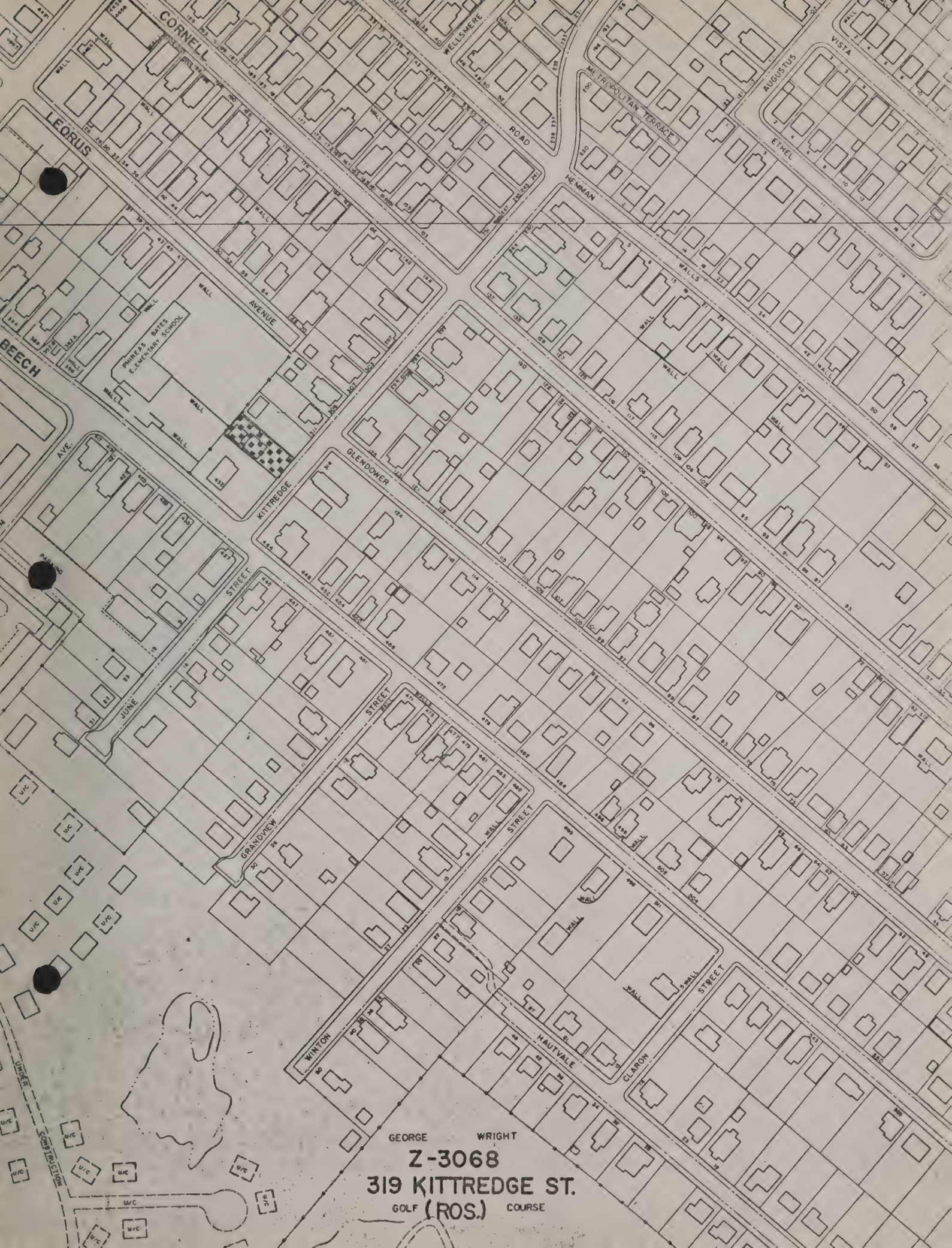
Petition No. Z-3068
ABC Day School
Dorothy More
319 Kittredge Street
Roslindale

Petitioner seeks a conditional use to erect a one-story addition to a one-family dwelling and day nursery in a residential (R-.5) district. The proposal violates the code as follows:

Section 8-6. A change in a conditional use requires a Board of Appeal hearing.

The property, located on Kittredge Street near the intersection of Beech Street, contains a two story frame structure. Proposed 8 ft. x 14 ft. addition would be utilized as an entrance and cloakroom for the nursery facility. Property improvement would benefit the children and the community. Recommend approval,

VOTED: That in connection with Petition No. Z-3068, brought by ABC Day School and Dorothy More, 319 Kittredge Street, Roslindale, for a conditional use to erect a one-story addition to a one family dwelling and day nursery in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The property improvement would benefit the children and the community.



GEORGE WRIGHT
Z-3068
319 KITTREDGE ST.
GOLF (ROS.) COURSE

Board of Appeal Referrals 4/11/74

Hearing Date: 4/23/74

Petition No. Z-3071
David Banikarim
427 Pond Street
Jamaica Plain

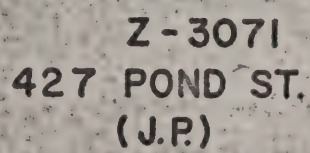
Petitioner seeks a change in a non-conforming use to enclose rear porch of a two family dwelling in a single family (S-.3) district. The proposal violates the code as follows:

Section 9-1. A change in a non-conforming use requires a Board of Appeal hearing.

The property, located on Pond Street near the intersection of Avon Street, contains a 2½ story frame dwelling. Existing condition would be legalized with no detrimental affect on neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-3071, brought by David Banikarim, 427 Pond Street, Jamaica Plain, for a change in a non-conforming use to enclose rear porch of a two family dwelling in a single family (S-.3) district, the Boston Redevelopment Authority recommends approval. ~~Existing condition would be legalized with no detrimental affect on neighborhood.~~

↓
denial.



Board of Appeal Referrals 4/11/74

Hearing Date: 4/23/74

Petition No. Z-3073
Thomas Hewitt
1-3 Centre Street and
52-54 John Eliot Square
Roxbury

Petitioner seeks a conditional use and two variances to legalize occupancy for the sale and service of automotive tires and to erect a one-story addition in a local business (L-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Sale and installation within a building of automotive tires is conditional in an L-1 district.		
Section 19-1. Side yard is insufficient.	10 ft.	0
Section 20-1. Rear yard is insufficient.	10 ft.	0

The property, located at the intersection of Centre Street and Eliot Square in the Model Cities area, contains a one-story frame structure. Petitioner has operated a business in the area for many years. Present location will be utilized as part of a residential - retail development by the Roxbury Action Program. Following provisos are recommended: that storage of vehicles and equipment be limited to the interior of the structure; that signs conform with code regulations; that plans be submitted for design review. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-3073, brought by Thomas Hewitt, 1-3 Centre Street and 52-54 John Eliot Square, Roxbury in the Model Cities area, for a conditional use and two variances to legalize occupancy for the sale and service of automotive tires and to erect a one-story addition in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that storage of vehicles and equipment be limited to the interior of the structure; that signs conform with code regulations; that plans be submitted to the Authority for design review.



Board of Appeal Referrals 4/11/74

Hearing Date: 4/30/74

Petition No. Z-3078
Ida E. Baker and Harold Indursky
510 Lincoln Street
Brighton

Petitioner seeks a variance to erect a wall sign in a residential (R-.8) district. The proposal violates the code as follows:

Section 11-1. Area of sign is excessive.

The property, located on Lincoln Street near the intersection of Empire Street, contains a one-story masonry structure. A 120 ft. x 15 ft. floodlit sign would refer to a proposed furniture showroom at 500 Lincoln Street which the staff has recommended be denied as inappropriate. The size of the sign alone would have a blighting and adverse impact on the surrounding residential properties. Recommend denial.

VOTED: That in connection with Petition No. Z-3078, brought by Ida E. Baker and Harold Indursky, 510 Lincoln Street, Brighton, for a variance to erect a wall sign in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The size of the sign would have a blighting and adverse impact on the surrounding residential properties.



Z-3078
510 LINCOLN ST.
(BRI.)